



La Jolla Community Planning Association

Regular Meetings: 1st Thursday of the Month | La Jolla Recreation Center, 615 Prospect Street

Contact Us

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President: Joe LaCava

Vice President: Cindy Greatrex

2nd Vice President: Bob Steck

Secretary: Helen Boyden

Treasurer: Jim Fitzgerald

D R A F T AGENDA

Regular Meeting | Thursday, 4 June 2015, 6:00 pm

6:00pm

1.0 Welcome and Call To Order: Joe LaCava, President

→ Please turn off or silence mobile devices

→ Meeting is being recorded

2.0 Adopt the Agenda

3.0 Meeting Minutes Review and Approval: 7 May 2015

4.0 Elected Officials – Information Only

4.1 Council District 1 – Council President Sherri Lightner

Rep: **Justin Garver**, 619-236-6611, JGarver@sandiego.gov

4.2 Mayor's Office – Mayor Kevin Faulconer

Rep: **Francis Barraza**, 619-533-6397, FBarraza@sandiego.gov

4.3 39th Senate District – State Senator Marty Block

Rep: **Sarah Fields**, 619-645-3133, Sarah.Fields@sen.ca.gov

4.4 78th Assembly District – Speaker of the Assembly Toni Atkins

Rep: **Toni Duran**, 619-645-3090, Toni.Duran@asm.ca.gov

5.0 President's Report – Information only unless otherwise noted.

5.1 Bylaw Amendment – Status of City Approval

5.2 Whale Watch Way – Appeal Hearing, Planning Commission, result

5.3 HLJH Residence, 820 Rushville – Appeal Hearing, Planning Commission, June 11 (**See #11**)

5.4 Whitney Mixed Use – Appeal Hearing, City Council, date not yet set.

5.5 Mt Soledad Park Question – Responding to Trustee Zimmerman's query.

5.6 Torrey Pines Retaining Wall – Update

5.7 Short-Term Vacation Rental – Smart Growth & Land Use Committee Hearing, May 29th

5.8 **Ad Hoc Committee on Residential Single-Family (RS) Zoning – Ratify Appointments**

Appointment: Diane Kane, Angeles Leira, Jim Ragsdale, Sharon Wampler. Others may be added.

Scope:

* To conduct work sessions open to the public

* To invite the public and the industry to participate to ensure robust discussion

* To build community consensus on any proposed zoning or community plan changes

* To compare homes built under categorical exemption (51% rule) versus those under CDPs

* To consider reconciling generic zoning regulations with the La Jolla Community Plan

* To consider amending categorical exemption for coastal development permits

5.9 **Community Joint Boards and Committees – Ratify appointments by Parent Organizations**

6.0 Non-Agenda Comment

Opportunity for public to speak on matters not on the agenda, 2 minutes or less.

6.1 City of San Diego – Community Planner: Karen Bucey, KBucey@sanidiego.gov

6.2 UCSD - Planner: Anu Delouri, adelouri@ucsd.edu, <http://commplan.ucsd.edu/>

7.0 Trustee Comment

Opportunity for trustees to comment on matters not on the agenda, 2 minutes or less.

8.0 Officers' Reports

8.1 Treasurer

8.2 Secretary

9.0 Reports from Ad Hoc and non-LJCPA Committees - Information only unless noted.

9.1 Community Planners Committee <http://www.sandiego.gov/planning/community/cpc/index.shtml>

9.2 Coastal Access & Parking Board <http://www.lajollacpa.org/cap.html>

10.0 Consent Agenda – Action Item

The public is encouraged to attend and participate in Community Joint Committee & Board meetings before the item/project is considered by the LJCPA.

PDO – Planned District Ordinance Committee, Chair Ione Stiegler, 2nd Mon, 4:00 pm

DPR – Development Permit Review Committee, Chair Paul Benton, 2nd & 3rd Tues, 4:00 pm

PRC – La Jolla Shores Permit Review Committee, Interim Chair Phil Merten, 4th Tues, 4:00 pm

T&T – Traffic & Transportation Board, Chair Todd Lesser, 4th Thurs, 4:00 pm

The Consent Agenda allows the LJCPA to ratify recommendations of the community joint committees and boards in a single vote with no presentation or debate. It is not a decision regarding the item but a decision whether to accept the recommendation of the committee/board as the recommendation of the LJCPA. The public may comment on consent items.

→ **See Committee minutes and/or agenda for description of projects, deliberations, and vote.**

→ **Anyone may request a consent item be pulled for full discussion by the LJCPA.**

→ **Items “pulled” from Consent Agenda are automatically trailed to the next LJCPA meeting.**

T&T – No meeting in May

10.1 Jooste Wines, 5621 La Jolla Boulevard

PDO Recommendation: Project meets PDO requirements. 6-0-0.

10.2 401-403-405 Nautilus TM, 401, 403, and 405 Nautilus Street

DPR Recommendation: Findings CAN be made that the proposed project conforms to the La Jolla Community Plan for a Tentative Parcel Map Waiver and Coastal Development Permit, an Amendment to Coastal Development Permit No. 263494 to convert an existing duplex and an under construction residence located at 401, 403, and 405 Nautilus Street to condominium ownership. 4-1-3.

10.3 Hudson Residence, 6435 Camino De La Costa

DPR Recommendation: Finding CAN be made that the proposed project conforms to the La

Jolla Community Plan and that approval is recommended of the Coastal Development permit to demolish an existing residence and construct a new 5,606 sq ft residence and pool located at 6435 Camino De La Costas. 4-1-1.

10.4 Cottages at 8010, 8010 La Jolla Shores Drive

PRC Recommendation: Findings can be made for a CDP and SDP to demolish 3 dwelling units with detached garages and construct 6 total residential units with garages (two 1,633 sq. ft. units, two 1,569 sq. ft units, and two 1,417 sq. ft. units) on a 12,107 sq. ft. lot located in the MF-1 zone of the La Jolla Shores Planned District, at 8010 La Jolla Shores Drive. 6-0-0.

10.5 Colony Hill Emergency Slope Repair, 7525 Caminito Avola

PRC Recommendation: Findings can be made for a CDP and SDP for emergency repair of 0.03 acres of failed slope on a vacant HOA lot. 5-1-0.

10.6 8389 El Paseo Grande CDP/SDP

PRC Recommendation: Findings can be made for a CDP and SDP to demolish an existing residence, and construct a new 5,499 sq. ft. two-story single family residence with attached garage on an 8,613 sq. ft. property in the Single Family Residence Zone of the La Jolla Shores Planned District, Coastal (non- appealable) Overlay Zone , Coastal Height Limit, *with the proviso that the street trees must conform to the public view corridor requirement.* 6-0-1.

10.7 T-Mobile Rose Canyon, 7660 Gilman Court

PRC Recommendation: Findings can be made for issuance of a Neighborhood Use Permit (NUP) and Site Development Permit (SDP) to install a faux shrub to screen existing wireless telecommunication antennas mounted on a 15 foot pole. 6-0-1.

The following agenda items, when marked "Action Item," can be a *de novo* consideration of the Item.
Prior actions by committees/boards are listed for information only.

11.0 HLJH Residence, 820 Rushville – Action Item

Consider a re-vote of the previous "Consent Agenda" action in light of Development Permit Review Committee's amendment of the minutes of their December 2014 action. Furthermore, to consider what action LJCPA should take at the June 11th Planning Commission appeal hearing.

A Coastal Development Permit and Site Development Permit to demolish an existing single family residence and detached accessory structure and construct a 3,007 sq ft, 2-story single family residence with an 458 sq ft attached garage.

DPR (May '15): Corrected the minutes of Dec 2014 hearing with motion now reading:

"Findings CAN NOT be made for a Coastal Development Permit and Site Development Permit to demolish an existing single family residence and detached accessory structure and construct a 3,007 sq ft, 2-story single family residence with an 458 sq ft attached garage at 820 Rushville St."

See http://www.lajollacpa.org/minutes/dpr14_12report.pdf

See also http://www.lajollacpa.org/minutes/ljcpa15_0105min.pdf (Item 10.3)

DPR (May '15): Amended minutes of Dec '14. 5-0-1.

LJCPA (Jan '15): Motion to accept DPR recommendation on consent. 11-0-1.

DPR (Dec '14): Findings cannot be made. 5-4.

12.0 1111 Prospect Street PDP, 1111 Prospect Street – Action Item

Planned Development Permit to deviate from the development regulations of the La Jolla Planned District to permit 50% office use on the ground floor where a maximum of 25% office use is allowed at an existing 33,485 sf Retail/Office Building located at 1111 Prospect Street. The 0.475 acre site is in Zone 1 of the La Jolla Planned District, Coastal (Non-appealable) Overlay Zone.

(Source: Notice of Application)

DPR (May '15): Findings CAN be made that the proposed project to grant a Deviation from Table 159-03A of the SDMC is recommended and conforms to the La Jolla Community Plan provided the maximum gross floor area of office space at the ground floor is limited to 35%, including the prorated portion of the common area. 3-2-1.

13.0 Climate Action Plan – Action Item

Continuation of discussion regarding the City of San Diego's Climate Action Plan. Presented by the Climate Action Campaign.

See <http://www.sandiego.gov/planning/genplan/cap/index.shtml>

14.0 Shahbaz Residence EOT, 6412 Avenida Manana – Action Item

Coastal Development Permit (CDP) and Site Development Permit (SDP) to demolish an existing 3,869-square foot residence and construct a new, 7,884-square-foot, 2-story, residence (including garage) on a 0.57-acre site. The site is located at 6412 Avenida Manana (APN No. 351-681-05-00; Lot 17 of Muirlands Map No. 3894), south of Nautilus Street and west of Avenida Wilfredo. The site is in the RS-1-5 Zone and the Coastal (non-appealable area), the Coastal Height Limit, the Residential Tandem Parking, and Transit Area Overlay Zones.

DPR (May '15): DPR Recommendation: Findings CANNOT be made that the proposed Extension of Time may be approved due to changed circumstances per 126.0111.g.2, as follows: Adjacent new similar construction in the neighborhood is inconsistent with the character, rhythm, scale, style, and size of the existing neighborhood making this project also inconsistent with the Local Coastal Program. The changes in scale are now in sufficient quantity that the character of the neighborhood is affected. The section of the La Jolla Community Plan relating to this change is Policy 2.b, on page 84: "The City should apply the development recommendations that are contained in this plan to all properties in La Jolla in order to avoid extreme and intrusive changes to the residential scale of La Jolla's neighborhoods and to promote good design and harmony within the visual relationships and transitions between new and older structures." 3-2-1.

15.0 Adjourn to next LICPA Meeting, Thursday, July 2nd, 6:00 pm

Trustees: Please confirm your attendance to ensure a quorum.